

Master Staff Report Chart for 14 applications received for 2021 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Farmland Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvements in Last 5 Years	Staff Comments
1	0400 20900 0200 005005	Pombo Family Holding Co., LLC	Mediavilla Orchards Inc	Huntington	Elwood	20.7	Food Crops (7 acres)	Existing	Greater than 5 years	Yes	N/A	Yes	N/A	N/A	7 out of 21 acres are in agricultural production	80%	No	Below \$10,000	Food crops operation Barn and garage for storage of agricultural equipment and farmstand
2	0200 50800 0100 003001 (Map 1 of 2)	Dominic Bruno	Lenny Bruno Farms	Brookhaven	Manorville	27.9	Food Crops (87 acres)	Existing	Greater than 5 years	Yes	No	Yes	No	N/A	Yes	52%	No	Greater than \$50,000	Food crops operation Farmstand and Morton building
	0200 50800 0100 027000 (Map 1 of 2)	Dominic and Anthony Bruno				12.1													
	0200 50700 0400 013003 (Map 1 of 2)	Dominic and Anthony Bruno				11.7													
	0200 67600 0100 002000 (Map 2 of 2)	Dominic and Dana Bruno				35.7													
3	0200 08900 0800 026000	Ryan McGann	HydrOrganic Farms LLC / Ryan M. McGann	Brookhaven	East Setauket	1.1	Food Crops (.5 acres) Horticulture (.25 acres)	Existing	Less Than One Year	Yes	No	No	No	N/A	No	No (0%)	No	Yes	Food crops and horticulture operation Current utilization estimated at 36%. Full proposed utilization is 91% including farmer/owner dwelling) Farmer Dwelling Rental cottage on the property Storage shed 8 x 12 Proposed Barn 24' x 36' (permits approved)
4	0600 09900 0200 020000	Serge and Susan Rozenbaum	Lavender by the Bay	Riverhead	Calverton	6.4	Horticulture (~15 acres)	Existing	Greater than 5 years	Yes	No	Yes	No	N/A	Yes	100%	Riverhead Conservation Easement Riverhead Conservation Easement	Below \$10,000	Horticulture operation Storage containers for sale of lavender, oils, soap, honey, etc.
	0600 09900 0200 019003					17.8													
	0600 09900 0200 019002					6.7													
5	0700 00800 0100 005010	Sylvester Manor Educational Farm, Inc (Stephen A.W. Searl)	Sylvester Manor Educational Farm	Shelter Island	Shelter Island Heights	138.7	Food Crops (10 acres) Livestock (10 acres) Farm Woodland (30 acres) Farmstand/Mill/Compost (3 acres)	Existing	Greater than 5 years	Yes	No	Yes	N/A	N/A	N/A	Yes (74%)	No	Yes	Food crops and livestock operation; farm woodland; and farmstand/mill/compost Their application states three other parcels are p/o of their farm operation: SCTM #s 700-8-1-5.5, 5.7, 5.8 The woodland parcels are intended for silvopasture - raising pigs and laying chickens (35 pigs and 300+ chickens). Goats in 2022.
6	0900 35300 0100 037001	Polsinelli Management Co (Thomas Polsinelli c/o Danielle Polsinelli)	East End Flower Farm, Ltd. Marcos Ribeiro is the Farm Operator	Southampton	Remsenburg-Speonk	4.7	The application states: Horticulture. While the application states "18 acres of current horticulture use", the subject property property (3 parcels totaling ~19 acres) is not currently in active commercial agricultural production. They are proposed for commercial agricultural production use.	The application states: Newly Established.. However, the subject parcels are not currently in active commercial agricultural production use. They are proposed for commercial agricultural production use.	The application states: Less than 1 year. However, the subject parcels are not currently in active commercial agricultural production use. They are proposed for commercial agricultural production use.	The property does not involve an active commercial agricultural production operation at this time.	N/A	The application states: Below \$10,000 in annual gross sales. However, in regard to staff follow-up questions the Applicant (Marcos Ribeiro) clarified via email on 4/16/21 that there's "None".	N/A	N/A	No	Yes 94%	No	They state in their application: Below \$10,000 in capital improvements. However, in regard to staff follow-up questions the Applicant (Marcos Ribeiro) clarified via email on 4/16/21 that there's "None".	-The applicant states "Newly Established", however the subject property parcels are not currently in active commercial agricultural production. They are proposed for commercial agricultural production use. ----- -In regard to staff follow-up questions, the applicant (i.e., farm operator/Marcos Ribeiro) clarified via email dated 4/16/21 the following current and planned uses of the property with corresponding maps: 1) Current uses: A) 2 rental homes - 25,000 sq ft (.57 acres) Existing non-commercial apple orchard - 16,500 sq ft (.38 acres) Cleared awaiting for commercial ag production (i.e., woodland waiting to be cleared and harvested, and then planted in commercial flowers) - 245,000 sq ft (5.62 acres) Woodland waiting for commercial ag production (i.e., woodland waiting to be cleared and harvested, and then planted in commercial flowers) - 447,318 sq ft (10.26 acres) 2) Proposed uses: A) 2 farm labor homes - 25,000 sq ft (.57 acres) Existing non-commercial apple orchard to remain - 16,500 sq ft (.38 acres) Commercial ag production - 646,559 sq ft (14.84 acres) Woodland to remain - 33,112 sq ft (.76 acres) 3) How much in annual gross sales has been generated by the farm operation on the subject property in the last two years? The applicant stated "None". 4) Have there been any capital improvements made to the farm operation on the subject property? If so, please identify amount and types of improvements. The applicant stated "None". 5) The applicant states there are three other parcels in Suffolk County
	0900 35300 0100 037002					9.8													

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	0900 35300 0100 037003					4.5													that are part of the single farm operation, as follows: 1000-020.00-03.00-006.002 - lease - 5.5 acres - cut sunflowers 1000-108.00-01.00-001.001 - own - 19.66 acres - hops, vegetable production, pumpkins 1000-100.00-02.00-001.000 - lease 45 acres - small grain, cut sunflowers The applicant further states "Gross revenue exceeding \$100,000" generated from the farm operation on these three parcels. ----- The Applicant (Danielle Polsinelli of Polsinelli Management) provided via email on 4/19/21 a Cover Letter to Members of the SC AFB along with 28 pages of supplemental information which included correspondence with the Town of Southampton in regard to clearing activities on the property which resulted in a stop work order, Town environmental review requirements, and a Newsday article about the family orchard.	
7	0600 00300 0100 002013 (Farm Map 1)	Old Fox Farm LLC	(rep. Attorney/Dr. Dominick J. Morreale states: these parcels are all under auspice of Harbes Family of Farms, the parent company)	Riverhead	Northville	18.6	Food Horticulture Livestock Husbandry	Existing	Greater than 5 years	Yes	N/A	Yes	N/A	N/A	Yes	89%	No	Greater than \$50,000	Food, horticulture, and livestock husbandry operation Residence on lot 7.4	
	0600 00300 0100 002014 (Farm Map 1)	Hidden Farm LLC		Riverhead	Northville	2.7											No			
	1000 11200 0100 007004 (Farm Map 2)	Harbes Family Estate LLC		Southold	Mattituck	4.3											No			
	0600 06800 0300 007018 (Farm Map 3)	Harbes Farmland Jamesport LLC and Town of Riverhead		Riverhead	Aquebogue	19.7											Town of Riverhead			
8	0200 74200 0100 003006	Suffolk County (Suffolk County Economic Development and Planning (August Ruckdeschel))	Cornell Cooperative Extension of Suffolk County / "Suffolk County Farm"	Brookhaven	Yaphank	20.3	All acreage currently cover cropped. Livestock operation intended.			Yes	No	No	No	N/A	N/A	Yes (92%)	Honor Farm Dedication	No	The parcel has been cover cropped for the last five years but is part of the 217 acre Suffolk County Farm. These 25 acres were included as dedicated as farmland by IR 1658-2003. The remainder of the farm operation generates between \$10-\$50K in revenues per year growing food crops, horticulture and raising livestock.	
	0200 74200 0100 003007					4.8														
9	0200 44900 0300 013000	Sheryl A. Digiorgio	Long Island Earth	Brookhaven	Coram	0.2	The application states: Food Crops, Horticulture, and Livestock. These are proposed agricultural uses since the subject property consisting of 5 parcels (1.1 acres total) is not currently in active agricultural production, as confirmed by a site visit and the Applicant (Pete Digiorgio) The application states: Newly Established. However, a site visit and the Applicant (Pete Digiorgio) have confirmed that the subject property is not in current active commercial agricultural production. The applicant is proposing a commercial agricultural production use on the subject property.	The application states: Less than 1 year. However, the Applicant has confirmed that the subject property is not in current active commercial agricultural production. There is no commercial farm operation.		No	N/A	N/A	The application states: Below \$10,000. However, in response to staff follow-up questions the Applicant clarified via email on 4/19/21 that: "this was an error in the application - we have not generated revenue from agriculture in a few years, but plan to re-start the operation."	N/A	No	No	No 0%	No	The application states: Between \$10,000 to \$50,000. (See box to the right for specific capital improvements made in the last 5 years.)	Proposed Food crops, horticulture, and livestock operation The Applicant (Sheryl Digiorgio's) initial application cover letter dated 3/25/2021 states: "My husband and I are looking to expand our greenhouse and poultry / egg farm as part of our retirement plan. On our property we have a 30' x 40' x 16' greenhouse and a large chicken coop for egg production that holds 40-50 hens. We grow a variety of crops and flowers in our greenhouse as well as eggs from our chickens that we will be selling our harvests and eggs at local farmer markets." ----- In response to staff follow-up request to describe all current land and building uses, equipment and materials currently on the subject property, and provide a map depicting and labeling the same; the Applicant (Pete Digiorgio) provided via email on 4/19/21: An aerial photo map (date unknown) labeling the primary residence, tractor and equipment storage and repair shop, greenhouse (30'x40'x16'), and planned chicken coop area. ----- The Applicant further indicated via email on 4/19/21: "There are currently no plans for additional structures, we have a greenhouse and chicken coop already. ----- In response to staff follow-up questions, the Applicant further provided via email on 4/19/21 the following information: "5-Year Financial Forecasts chart" which projects revenues from selling eggs and potted plants as follows: Year 1 = \$20,129 Year 2 = \$29,327 Year 3 = \$56,921 Year 4 = \$70,718 Year 5 = \$84,515 Capital improvements so far: • Chicken coop - \$4,000 • Greenhouse frame - \$4,500 • Power and water hook-up - \$2000 Planned improvements: • New cover for greenhouse - \$3,000 • Led grow lights for extended growing- \$8,000 • automated irrigation and nutrient set-up - \$12,000+
	0200 44900 0300 014000					0.3														
	0200 44900 0300 022000					0.3														
	0200 44900 0300 023000					0.1														
	0200 44900 0300 024001					0.2														

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10	0801 00100 0100 001001	Thatch Meadow Farm LLC	Thatch Meadow Farm	Smithtown	Saint James	19.0	Food Crops (2 acres) Horticulture (2 acres) Livestock (10 acres) Farm Woodland (2 acres)	Newly Established	1 to 2 years	Yes	No	Between \$10,000 to \$50,000	No	N/A	Yes, 16 out of 19 acres	54%	No	Below \$10,000	Food crops, horticulture, and livestock operation; and farm woodland Five residences, office, sheds and barn for storage
11	0908 00900 0100 007000	Topping Farm LP (Jenno Topping)	Topping Horse Farm / "Topping Riding Club" (rep. by Attorney Anthony Pasca)	n/o Gibson Lane and w/o Daniels Lane	Village of Sagaponack	1.8	Commercial Horse Boarding Operation (6 parcels totaling 15.2 acres)	Existing	Greater than 5 years	N/A	Yes, the application involves an active commercial horse boarding operation.	The Applicant's Attorney Kieran Murphree confirmed via email on 4/21/21 that the subject property (6 parcels consisting of ~15.2 acres) generates approximately \$8,000 in annual gross sales from the commercial horse boarding use. However, Mrs. Murphree further confirmed that the leased parcel to the north (SCTM lot # 0908-008.00-01.00-002.000) that is part of the single farm commercial horse boarding operation generates an additional \$4,000 in annual gross sales for a total of \$12,000 in annual gross sales for the overall commercial horse boarding operation. Ms. Murphree further states that it is expected the gross sales will increase this year as the restrictions of the current pandemic are decreased.	N/A	20-35 (depending on time of year)	Yes	Yes 100%	No	The Applicant's Attorney Kieran Murphree confirmed via email on 4/21/21 that: "The farm has spent approximately \$20,000 over the last five years..." - (see further details on types of capital improvements in box to the right)	•Commercial horse boarding operation The Applicant's Attorney Kieran Murphree providing via email on 4/21/21 the following information on current land and building uses on the subject property (consisting of 6 parcels): There are four owners of the Topping Farm Horse Farm. The first owner, Topping Farm L.P. owns three parcels (Lots 7, 8 and 14). Lot 7 has a residential house on it, a riding ring and grazing area. Then, Lot 8 contains part of the riding ring, the indoor riding ring, the stables and a parking area for owners and for a horse trailer. Finally, Lot 14 is an open field used to ride horses and for the horses to graze. The second owner is 771 Sagg LLC and it owns one lot shown as Lot 12.2 on the tax lot map. This lot contains part of the riding ring and fenced in pasture land for horse grazing and riding. This is shown on the attached survey as "Parcel D". The third owner is Corner House at Sagaponack LLC. It is identified as Lot 12.3 on the tax lot map. It contains a residential house. The rest of the property is fenced and used for horses to graze and to be ridden. This property is shown in the attached survey as "Parcel C". The fourth owner is Gretchen G. Topping and she owns one parcel. It is identified as Lot 13 on the tax lot map. It is used for grazing of horses and for the riding of horses. This is shown on the attached survey as "Out Parcel". ----- Mrs. Murphree further confirmed the following in regard to Capital Improvements on the subject property: "The farm has spent approximately \$20,000 over the last five years. Most of the money has been used for upgrading the riding rings with a special footing consisting of sand and shredded cloth materials which are placed over the existing soil. This provides additional protection for the horses when they are jumping and being ridden. Also, part of this money has been spent on fence repair." ----- Mrs. Murphree further confirmed the following in regard to the farm's lease of land from SCTM lot # 908-9-1-2 to the north: "The leased part of the farm on this lot allows the Topping Horse Farm farm to have more room to exercise and graze horses."
	0908 00900 0100 008000	Topping Farm LP (Jenno Topping)				1.0													
	0908 00900 0100 014000	Topping Farm LP (Jenno Topping)				1.8													
	0908 00900 0100 012003	Corner House at Sagaponack LLC	3.7																
	0908 00900 0100 012012	771 Sagg LLC (W. Jagger Topping)	1.9																
	0908 00900 0100 013000	Gretchen G. Topping	5.0																
12	0900 05200 0100 029004 (Farm Map 1 of 2)	First Neck Land Trust LLC (John R. Anton)	Comfort Farm / Comfort Family L.P.	Southampton	Bridgehampton	2.8	Food Crops	Existing	Greater than 5 years	Yes	N/A	Between \$10,000 to \$50,000	N/A	N/A	Yes	Yes 99%		Below \$10,000	Food and forage crops operation ----- The Applicant (Joanne Comfort) clarified via email dated April 20, 2021 the following on a map regarding uses of the land and buildings on the subject property (Lots 29.4 and 29.5): Cultivation areas on Lot 29.5 (for food and forage crops), and an Orchard on Lot 29.4. All buildings are used for farm storage, hay or livestock Residence on Lots 29.4 and 29.5. Residence on Lot 29.4. Building for future chicken coop on Lot 29.4
	0900 05200 0100 029005 (Farm Map 1 of 2)	Alexie Real Estate Holdings LLC (John R. Anton)				39.4	Forage												

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	0900 05100 0200 004001 (Farm Map 2 of 2)	Comfort Family LP (Robert P. Comfort)	Comfort Farm / Comfort Family L.P.	Southampton	Bridgehampton	10.0	Food Crops Livestock Commercial Horse Boarding Operation and Commercial Equine Operation	Existing	Greater than 5 years	Yes	Yes	Between \$10,000 to \$50,000	N/A	The application states 10 horses are boarded/stabled on the subject parcel.	Yes	82%	SH Easement	Greater than \$50,000	Food crops, livestock, and Commercial Horse Boarding and Commercial Equine Operation ----- The Applicant (Joanne Comfort) clarified via email dated April 20, 2021 the following on a map regarding uses of the buildings on the subject property on (Lot 4.1): Buildings include a horse barn, horse housing structures, barn for hay and tractor storage, greenhouse, chicken coop structures, and a relocated hay storage structure Residence
13	0200 50700 0200 003000	Oscar Garcia	Cassidy Hill Farms, LLC	Brookhaven	Manorville	6.3	Food Crops (The application states: 2 acres) Commercial Horse Boarding (The application states: 2 acres) Commercial Equine Operation (The application states: 2 acres)	Existing	Greater than 5 years	Based on the application description: Yes	The application states yes. However, they do not have at least 10 horses for a commercial horse boarding/commercial equine operation. They specifically have 6.3 acres and board/stable 8 horses (incl. 2 boarded and 6 stabled horses).	N/A	The property is 6.3 acres. The application states: Greater than \$50,000 in annual gross sales generated from the farm operation on the subject land.	The application states: 8 horses are boarded/stabled (incl. 2 boarded and 6 stabled horses).	Based on the application description: Yes	No 7%	No	Greater than \$50,000	Food crops and Commercial Horse Boarding/Commercial Equine Operation ----- The Applicant (Alissa) clarified via email dated April 16 and April 19, 2021 the following on a marked map-survey regarding uses of the land and buildings on the subject property: A. Horse Stables – Frame Horse Stall. Total 4: 1. Frame Horse Stall 10. 3 x 40.3 2. Frame Horse Stall 10.3 x 20.3 3. Frame Horse Stall 10.3 40.4 4. Frame Horse Stall 12.3 x 40.3 B. Paddocks – Post & Rail Fenced. All of the Post & Rail Fenced areas are the turn out and breeding horse paddocks. Total 7. C. Pasture- Area 162.7. 162.7 area is our grass pasture area/outdoor riding & training ring. D. Commercial Vegetable Area- Area 127.6 & Behind 40.3 x 12.3 framed horse stall 127.6 area is our growing grape section. Behind 12.3 x 40.3 framed horse stall is the start of our apple orchard. E. Farm Equipment Storage – 2 Story Metal Barn. 130.1 x 80.1 also known as "2 Story Metal Barn" is where we keep our farm equipment. F. Residence House – 1 Story Framed House. This area is where the Garcia family resides. G. Pool – In Ground Pool. Our pool is used for our summer pony camp for handicapped/therapy children. H. Chicken Coop. Total 3: 1. Chicken Coop 3.5 x 4.4 2. Chicken Coop 6.0 x 10.3 3. Chicken Coop 6.2 x 6.3 We breed/hatch/raise egg laying Chickens. I. Slate Patio. This area is used for pony camp for lunch area & s'more's. J. Frame Barn – Area 20.4 x 29.8. This area is where our rescue Alpaca's resides. K. Post & Rail Fence – Area 11.6 North. This area is where our rescue pig resides.
14	0504 00400 0100 017000	<u>Pal-O-Mine Equestrian, Inc.</u>	Pal-O-Mine Equestrian Inc.	Islip	Village of Islandia	1.7	Equine Education	Existing	Greater than 5 years	Yes	Yes	Yes. It is used in conjunction with Pal-O-Mine's contiguous 7.4 acre fram at 829 Old Nichols Road and 1.03 acres at 891 Old Nicols and 0.8 acres at 899 Old Nichols	N/A	All horses are stabled at the adjoining 829 Old Nichols Road main facility	Yes	Yes (96%)	No	Yes. See Narrative Addendum - "Investments on the Property"	Equine education Initially enrolled in the ag district in 2019. The Court vacated enrollment in 2020, citing procedural flaws. Applicant submitting new application. Two-story frame house where landowner will be living. Two story cottage frame house where agriculture labor resides. An additional adjacent one story frame house was previously utilized for agricultural education and is a proposed future utilization.